

Arlington Historic District Commissions

September 28, 2017
Whittemore Robbins House

Final and Approved Minutes

Commissioners Present: N. Aikenhead, M. Audin, D. Baldwin,
C. Hamiton, S. Lipp, S. Makowka, C. Tee, J. Worden

Commissioners Not Present: C. Barry, M. Capodanno, B. Cohen, M. Bush

Guests: J.Kuhn, J. Leone, H. Krepelka, J. and H MacLennan, E. Kostojohn,
J. Burkhardt, A. Simoa, J. Leich

1. AHDC Meeting Opens 8:12pm
S. Makowka announced that M. Bush is traveling and will be participating remotely at tonight's meeting via SKYPE and we should be able to hear his comments and he should be able to hear all our comments. Unfortunately the link was not able to be used and M. Bush could no longer vote on the project.

There will be 4 commissioners eligible to vote on Westminster Avenue – M. Audin, S. Lipp, C. Tee and S. Makowka (M. Bush not able to participate remotely due to technical issues.)
2. Appointment of alternate Commissioners; Pleasant Street and Mt. Gilboa – C. Hamilton, Mt. Gilboa – S Makowka
3. Approval of draft minutes from August 24, 2017. J. Worden moved approval. Seconded by D. Baldwin. Unanimous approval
4. Communication
 - a. M. Bush email re: 39 Russell Street (Donegan) chimney removal
 - b. B. Cohen emails re: 159 Pleasant Street (Krepelka) step and rail changes
 - c. C. Greeley mailing to Central Street Historic District residents
 - d. CONA Application for 24 Avon Place (Sayigh) for roof replacement
 - e. CONA Applications for 55 Academy Street (MacLennan) for chimney, bulkhead and window repairs
 - f. Email from C. Barry regarding attendance for upcoming hearing
 - g. Email from M. Bush regarding attendance for upcoming hearing
 - h. Email from S. Makowka reporting on completed projects to be removed from list
 - i. Email from C. Tee on attendance for upcoming hearing
 - j. Email from contractor re: 110 Crescent Hill Ave. certificate for solar panels
 - k. Application for 24 Avon Place (Sayigh) for solar panel installation
 - l. J. Worden said 35 Jason Street has been noisy and something like a greenhouse seems to be being erected. No certificate issued.

5. New Business

Hearings (typically last around 20 minutes per application)

8:20pm

- 1. Formal hearing re: 159 Pleasant Street (Krepelka) re: replacement of steps and railing and installation of rear patio.** Applicant H. Krepelka said the landscaper came up with an elaborate plan. The front steps off of Gray Street are crumbling concrete and need to be replaced. The back yard is going to have a patio with a low stone wall. Also looking for approval for changes on the left side the house where existing low wood railroad tie retaining walls are to be replaced with a fieldstone wall similar to the property on the left. At that location there are also a couple of steps up and then grass and a few stepping stones leading in to the back yard. There are concrete landing steps off the back doors and at the top of steps off the Gray Street door that would be replaced and the new patio on the back with would need a low retaining wall due to the slope although most of the patio in back is at grade. The pictures provided by the applicant show examples of steps with bluestone treads but the applicant indicated she was open to other choices. There was discussion of the importance of this house to the District and the town. Several questions were raised about the design of the rear patio and the required retaining wall in particular which was not shown in the plans.

J. Worden said we need to have specific plans to approve. The applicant clarified that these are real fieldstone walls and that the steps on the left are located at the end of the driveway. J. Worden said the steps would need to be consistent with 1800s. Right now they are cement at the house and the steps to the house should retain a historic character. He suggested that the steps probably should be wood but in any case, the proposed bluestone treads is very early 21st century treatment. S. Makowka explained that concrete is the existing condition and the applicant can replace with concrete and get a CONA. However, the Commission felt that granite steps would be more appropriate for the steps on the front and on the side. S. Makowka explained that we would need more information on the proposal for the wall in back and how it would handle the grade change. The Commission offered to confer with the applicant's landscape designer to be sure everyone was on the same page. Continued to next month.

- 2. Continuation of Formal Hearing re: Lot 1A Westminster Ave. (Kuhn) (located between 37 and 51 Westminster Ave.) for construction of new single family house.** The remote connection to M. Bush could not be established. S. Makowka announced that we were moving forward with the hearing and that the four eligible commissioners present constituted a quorum. He reminded everyone that, by law, an affirmative vote of a majority of the Commission (i.e. 4 commissioners) was required to approve a certificate of appropriateness. S. Makowka noted that this hearing had been drawn out for an extended period of time resulting in a minimum of eligible commissioners and that if we can't come to a resolution one way or the other tonight, he s feels there needs to be an administrative denial and a new application can be submitted without prejudice. The applicant asked if the Commission voted on an administrative denial would we have to restart from scratch. S. Makowka summarized that we had moved past 2nd phase of massing although there was a remaining issue about the grades and what the final grades would be. That information is being shown as part of phase three. That was presented and now we are moving on to the details, including details of the grading plan and

to the extent that this impacts massing they may need to be revisited. He noted that while some of the Commission's concerns about the house itself were addressed, the last time we met (May 2017) there were a lot of additional changes to the grading on site to get open space to meet zoning requirements and that those changes raised some questions by commissioners. He suggested that we start the hearing with a discussion of the site, slope, and grading – that is, let's focus on what's new there before discussing design details of the house such as shingles, window specifications, etc.

The applicant summarized that the Commission determined that this was a buildable lot, then that the plan was appropriate in terms of sizing and scale, and that now we are focusing on design elements and hope to get approval on landscaping and materials. The applicant stated that retaining walls and stairways are prominent features of the neighborhood. Size statistics were provided for the neighborhood. The garage was moved closer to the street curb. The mass of the house was decreased – it was felt that the ridge line was too high so we moved it down to match the downhill house. Also, the Commission felt that the house was too close to the guy on right and so we moved it to the left. The feedback was that there was too much exposed grade at the foundation so we nestled the house down into the ground. At the March meeting, a motion to deny the petition based on a finding that the house is out of scale was defeated 4-2 and now at phase 3 is where we are today. Today want to move on and hopefully bring this project to conclusion. The Applicant continued, there are a few subtle changes to site. The architect gave a presentation showing that all 3 sites have remarkable height and that the grades are tighter to right than the left on this lot. They have attempted to preserve the ledge areas where there is a dramatic 50-60 foot rise and they are setting the house up against that rise. In response to the Commission's feedback, they have lowered retaining wall in the front and put small iron handrail at front steps immediately to left of the garage. The back corner of house is about 26 feet high from the street. The sloped front lawn is similar to neighbor to right. The West elevation (as shown on the back of handout) handles most of the slope. We have made a few changes so this elevation is slightly different, there are stacked windows to make a more classical façade and make sure basement egress is in a stone areaway that lets people leave and come out to grade. Other elevations are less changed. West and front elevations are where changes were made since last meeting. Applicant said the wall to the left of the structure had been higher and continued to where it met the sidewall to the left. Now they have lowered that wall running parallel to the street and extended the wall on the left so it goes past to the lower one and they have dropped the grades so the walls didn't look so massive. In response to a question, the applicant stated the height of the wall at the street is 110' at top.

At this point S. Makowka asked if any abutters wanted to comment.. He also acknowledged the Commission's receipt of a letter submitted by the Arlington Land Trust regarding access through the site. J. Leone stated that there is no easement there and anyone crossing the property is trespassing since there is not a deeded or recorded easement. E. Kostojohn (neighbor to left) asked to address the grading and wall issues. She stated that there were several design issues she wants to highlight. She noted that there is a continuous retaining wall in front of all the houses however, there is not much hardscape beyond that. The typical yard has sloping landscaping that goes up to meets

the house. Thus the main bit of visible wall is primarily at the street. The houses all sit on the landscape, with no major carving or retaining walls needed to have those houses exist resulting in minimal site design unlike what is being proposed here. As an illustration, she took the applicant's design and colored it to show that there is a lot of site work in the design. J. Worden asked if this lot is more steeply sloped than the other ones shown in the photos. Yes it is according to E. Kostojohn.

The applicant stated that there are reasons that they have made changes to that might not be present in other properties, including 3 conditions that existing properties don't need to meet but that the new proposal does in order to meet with current regulations. They are 1) open space requirements, 2) code requirements for guard rail on the garage, and 3) drainage, water storage and engineering regulations. M. Audin asked questions to determine what regulations are required today that existing houses would not meet today. S. Makowka asked about the flat area created over the drainage area in the front yard of the house. He pointed out that the Applicant's engineer had confirmed that there was no requirement that the area be flat for water handling issues, so wouldn't it be more appropriate to deal with issues by moving open area to rear of house? Applicant responded that the open space behind the house is almost 45% and has lots of ledge and wouldn't meet open space requirements as is, suggesting you would need another 10 foot wall again.

S. Makowka asked that the applicant turn to a discussion of the second topic of the hearing, architectural details of the house itself. The applicant's architect went over the materials list. All proposed materials are wood with the exceptions of the columns on the front porch and the siding which is shown as Hardie Plank. The Commission noted that it had only approved Hardie Plank siding where there was a fire code issue such as a garage along a lot line but we have never approved it on a house. J. Worden reiterated that in the past only on a garage on the property line where the fire code required it. The applicant agrees that the proposed material will be changed to Western Red Cedar shingles. The Commission discussed the proposed fiberglass columns with the applicant including the difficulty of getting real wood columns that are durable and have the correct historic shape. The applicant confirmed that they would be painted to match the trim. In response to a question, the applicant confirmed that the railing material above the back wall is the same black wrought iron proposed for the garage. The railing detail pg. 14 is not correct, the top will be black wrought iron the same as the rest of the railing on the property. The stone walls are natural stone walls. Only the foundation has a veneer. In fact, a natural ledge wall behind the house is his preference but they will not know if that will be possible until they do the site work.

M. Audin said that he had number of comments about the house design. He stated that every house is addressing its own issues and that is part of the character. Each site deals with the issues in front of it and somehow it all works. He stated that the existing garages on the street are all concrete. While some are not very aesthetic, they were honest. He noted that 97 Westminster did a dimpled stucco on their concrete garage which he liked very much. 51, 37 and 33 are all stone pillar garages but not the cross beams which could not be done in fieldstone. S. Makowka likes the stone pier. M. Audin said commented on the front entry. He feels that the front doors should be the jewel of the elevation but he feels they're being overpowered by the

enlarged bay windows. He's rather see the entry portico be a more prominent feature and the bay windows be more visually recessed ,perhaps by dialing back the size of the casing. The door has to be the focal point. He feels the 2 over 1 window pattern is fine, but that the garage doors windows should match to be consistent. Discussion about adding a water table and a cap and the applicant agreed that that treatment would be preferable and agrees. S. Makowka commented on the possible changes to the bay windows saying that he wants to be sure that the windows will not be ganged up, i.e., there should be mullions between the windows. The Applicant agreed it won't be ganged windows on the front. M. Audin said that there are often problem with the detailing at the rake and gutter and crown mold. This is a difficult detail to get correct. S. Makowka said the Fiberglass Gutters had addressed these issues with turning the corner with crown at the eaves. Applicant said this issue can be dealt with by matching the other side, using a full wrap gutter on all sides.

M. Audin moved approval of the plans as submitted subject to the following conditions: 1) modifications to the stone details around the garage face to be approved by the monitor prior to installation; 2) the entry portico and front door be made the prominent feature of the front elevation and that the two window boxes be made more secondary; 3) water table to be detailed so that the connection of the superstructure to foundation wall be more traditional ; 4) there be symmetry around the roof peaks on the gable ends; 5) that the window muntin patterns be a more consistent 2 over 1 basic scheme; 6) detailing at the eve to rake connection be more 3 dimensionally appropriate; 7) all materials to be painted wood with the exception of the gutter and the 2 columns; and 8) all railings not attached to the home be wrought iron. All changes to be approved to monitor prior to installation. Motion was seconded for discussion by S. Lipp. D. Baldwin asked if the monitor will also look at the materials and approve prior to installation. S. Lipp said he is still having a hard time with all the stone. S. Makowka said he also is having a hard time. He appreciates that they've done something to try to address the grading issues but there's still a considerable amount of change there that is really not something you see elsewhere on the street. C. Tee is concerned about repercussions to neighbor properties. S. Makowka reminded the Commission that that isn't really under our purview. J. Worden said the town had recently passed a number of protections for the neighbors and encouraged the applicant to be fully aware of them before any pounding starts. S. Makowka said in our guidelines for new construction we state that new structures need to blend in and not change the landscaping. He sees the question for the Commission is whether this is this enough of a change that this stands out as this is something that is a really square peg shoehorned into a round hole. Motion to issue a Certificate of Appropriateness did not pass – S. Lipp and C. Tee voted against, S. Makowka and M. Audin voted in favor.

J. Leone said they can't really change the structure any, the walls will never be able to change because of the laws dictated by the bylaws. They will never be able to get away from that requirement. You like the house, the siting, etc. but you can't build what's necessary for our bylaws. Discussion that the change from March to May and the addition of the windows was what changed the project. S. Lipp moved to deny the proposed project because of the overabundance of highly engineered stone walls on the left half of the house, seconded by S. Makowka for discussion and added that the engineering creates presentation to the street that is atypical for the neighborhood. The

motion to deny passed. Voting in favor of denial – S. Makowka, C. Tee, S. Lipp. Voting against denial -- M. Audin. C. Hamilton complimented the applicant and the level of civility in the discussion. D. Baldwin feels the applicant has done a lot to change the design but the engineering is his issue.

6. Other Business

- a. Discussion regarding sidewalks in Historic District to be incorporated into Master Plan. S. Makowka said he approached the Town Manager about the sidewalks and his intent was to bring up to Selectmen to explore coming up with a procedure in dealing with sidewalks in a Historic District. It was left that a subcommittee would be put together to work with him and the engineering dept. to find something to propose to the Selectmen. Volunteers asked for the subcommittee – D. Baldwin, J. Worden, M. Audin. S. Makowka will send out email to town manager and get the process rolling.
- b. Discussion regarding large project hearing procedures
- c. Central Street Historic District vacant commissioner seat. C. Greeley sent letters out to residents in District and no one got back to us so our next step is to reach out more broadly.
- d. Town Day Wrap Up – S. Makowka thanked Commissioners for their participation at Town Day.

7. OPEN FORUM

Ordinarily, any matter presented to the Commission under Open Forum will neither be acted upon nor a formal decision made, absent a previously noticed agenda item, but the Commission may make a decision if it deems it appropriate and necessary for the public good.

8. REVIEW OF PROJECTS (See project list below)

Project List:

1. 23 Maple Street (Town of Arl. – 10-13P) – Makowka – CONA (Door) - **DONE REMOVE**
2. 215 Pleasant Street (Gruber – 10-15P) – Cohen for Penzenik – COA (Garage Door)
3. 193 Westminster (Pemsler - 10-21M) – Cohen – COA (Windows, Siding)
4. 10 Jason Street (Young-Sullivan – 10-32J) – Cohen – COA (Chimney-Skylite)
5. 193 Westminster Ave. (Pemsler – 10-41M) – Cohen – COA (Siding Removal-Clapboard-Windows)
6. 52-54 Westminster Ave. (O'Shea – 10-49M) – Makowka – COA (Door)
7. 14 Westmoreland Ave. (Leveille – 10-51M) – Cohen – COA (Siding-Attic Windows)
8. 12 Elder Terrace (Folkers – 10-53M) – Cohen – COA (Garage)
9. 188-190 Westminster Ave. (Kokubo – 11-08M) – Bush for Penzenik – COA (Addition-Windows)
10. 21 Montague Street (Elwell/Nemec – 11-25M) – Makowka – CONA (Fascia-Porch-Rail)
11. 19 Jason Street (Dargon-Green – 11-40J) – Cohen – COA (Rear Deck-Stairway-Rails on Front)
12. 161 Westminster Ave. (Lancelotta – 11-50M) – Black – COA (Gutters)
13. 30-32 Jason Street (Harris/Charest – 12-08J) – Makowka – CONA (Porch Repair) - **DONE REMOVE**

14. 15-15A Avon Place (Burke – 12-10A) –COHEN For Black/Nyberg – COA (Main House/Garage Demo/Carriage House Build)
15. 19 Maple Street (Hirani – 12-14P) – Makowka – CONA (Gutters) - **DONE REMOVE**
16. 214R Pleasant Street (Bisher-Bernstein – 12-22P) Cohen for Penzenik - COA (House Redesign) - **DONE REMOVE**
17. 10 Avon Place (Gnewuck – 12-31A) – Makowka – CONA (Shingles) - **DONE REMOVE**
18. 23 Maple Street (Town of Arl. – 12-38P) – Makowka – COA (Porches-Entry-Fire Esc) - **DONE REMOVE**
19. 156 Pleasant Street (Seitz – 12-39P) – Cohen for Penzenik – COA (Windows)
20. 47 Irving Street (Kaplan – 12-40J) Cohen – COA (House Addition)
21. 195 Westminster Ave. (Rothstein – 13-01M) – Cohen – COA (Skylights/Tube)
22. 81 Westminster Ave. (Lemire – 13-02M) – Makowka – CONA (Door)
23. 55 Westminster Ave. (Maier/Ching – 13-04M) – Cohen – COA (Windows)
24. 52-54 Westminster Ave. (O'Shea – 13-38M) – Makowka – CONA (siding)
25. 24 Avon Place (Sayigh – 13-41A) – Makowka – CONA (windows) **DONE REMOVE**
26. 109 Westminster Ave. (Rines-Pascale – 13-46M) – Barry – COA (garage)
27. 23 Jason Street (Leary-Hammerman – 13-47J) – Cohen – COA (addition)
28. 161 Westminster Ave. (Lancelotta – 13-48M) – Makowka – COA (fence)
29. 15 Oak Knoll (Lo – 13-52P) – Makowka – CONA (windows, doors) - **DONE REMOVE**
30. 211 Pleasant St. (Stark-McElduff – 13-58P) – Makowka – CONA (roof)
31. 175 Pleasant St. (Lucchese – 13-59P) – Barry – COA (repairs) - **DONE REMOVE**
32. 239 Pleasant Street (McKinnon – 13-64P) – Cummings – 10 day COA (wall)
33. 114 Westminster Ave. (Metzger/Fleming – 13-66M) – Makowka – CONA (fence)
34. 239 Pleasant Street (McKinnon – 13-68P) – Cummings – COA (stairway/wall/fence/rail)
35. 34 Academy Street (Ellison – 13-69P) –Cohen for Penzenik – COA (windows, doors, deck)
36. 135 Pleasant St. Unit 9&10 (Atkinson-Bing – 13-73P) – Makowka – COA (a/c condenser and rear porch door)
37. 175 Pleasant St. (Lucchese – 13-77P) – Barry – COA (skylight)
38. Lot 47 (aka 247) Pleasant Street (Alouette Rlty/Noonan – 14-02P) – Nyberg/Cohen - COA (New Building)
39. 111 Pleasant St. (Fredieu – 14-03P) – Hamilton for Nyberg - COA (Awnings)
40. 40 Westmoreland Ave. (Radoslovich – 14-04M) – Makowka - CONA (Rear & deck sliders)
41. 21 Oak Knoll (Donal – 14-06P) – – Makowka CONA (side door) - **DONE REMOVE**
42. 187 Lowell Street (Grinnell – 14-08M) – Makowka- CONA (Gutters, chimney, roof)
43. 39 Russell Street (Walsh – 14-11R) - Barry - COA (Addition new wing, repairs existing house)
44. 50 Westmoreland Ave. (Sessa – 14-12M) – Makowka- COA (Solar Panels)
45. 27 Jason Street (Worden – 14-13J) – Makowka- CONA (Rear roof) - **DONE REMOVE**
46. 105 Pleasant Street (Erulkar – 14-15P) – Makowka- Makowka- CONA (Wood trims)
47. 20 Westmoreland Ave. (Housing Corp Arl – 14-16M) – CONA (Roof)
48. 742 Mass. Ave.(Davidson – 14-17J) - Makowka- CONA - **DONE REMOVE**
49. 34 Academy Street (Ellison – 14-18P) –Makowka for Penzenik – CONA (Windows) - **DONE REMOVE**
50. 81 Westminster (Lemire – 14-21M) – Makowka- CONA (Roof)
51. 17 Jason Street (Harrington – 14-22J) – Makowka- CONA (Roof) - **DONE REMOVE**
52. 19 Maple Street (Hirani – 14-23P) – Makowka- CONA (Front Porch Steps, Landing, Rear Windows) - **DONE REMOVE**
53. 19 Maple Street (Hirani – 14-24P) – Makowka- 10 Day COA (Gutters) - **DONE REMOVE**
54. 54 Westminster Ave. (O'Shea – 14-25M) – Cohen - COA (Addition)
55. 34 Academy Street (Ellison – 14-26P) – Cohen for Penzenik - COA (Siding)
56. 268 Broadway (Carlton-Gyson – 14-28B) – Barry - COA (Fence)
57. 151 Lowell Street (Wyman – 14-30M) – Makowka- CONA (Wood Trim)
58. 28 Academy Street (Rehrig – 14-31P) – Makowka- 10 Day COA (Fiberglass Gutters) - **DONE REMOVE**

59. 99 Westminster Ave. (Doctrow – 14-32M) – Makowka- 10 Day COA (Heat Pump)
60. 15 Montague Street (Lipcon – 14-38M) – Makowka- COA (Windows and Basement Door)
61. 81 Westminster Ave. (Lemire – 14-39M) – Bush for Penzenik - COA (Solar Panel System)
62. 251 Pleasant Street (Fitch – 14-39P) – Makowka- COA (Exterior Doors)
63. 7 Oak Knoll (Bailey – 14-40P – Makowka- CONA (Roof) - **DONE REMOVE**
64. 17 Russell Street (Makowka – 14-42R) – Cohen - 10 Day COA (Wall)
65. 174 Westminster Ave. (Szaraz – 14-46M) Makowka- CONA (Basement window)
66. 33 Westminster Ave. (Phillis – 14-47M) Makowka- CONA (Windows)
67. 154 Westminster Ave. (Walters – 14-48M) Makowka- CONA (Wood Front Door, Storm Doors)
68. 742 Massachusetts Ave. (Davidson – 14-51J) CONA (Columns, Porch, Railings, Deck)
69. 10 Montague Street (Silverman – 14-53M) - Makowka- CONA (Gutters, Facia, Soffit)
70. 11 Wellington Street (Byrne – 14-54P) Makowka- Makowka- CONA (Fence)
71. 23 Jason Street (Hammerman – 14-55P) Makowka- CONA (Steps, Skirt Board, Lattice, Footings)
72. 143 Westminster Ave. (Ketcios – 14-58M) Makowka- CONA (Roof)
73. 37 Jason Street (Lees – 14-60J) – Bush - COA (Windows)
74. 74 Pleasant Street (St John's Episcopal Church –14-61P – Replaces 14-56P) – Makowka – CONA (Fence)
75. 140 Pleasant Street (Haas – 15-02P) Makowka- CONA (Garage Roof)
76. 118 Pleasant Street (Sirotof – 15-03P)) - Makowka- CONA (Chimney Repair)
77. 20 Wellington Street (Mowbray – DENIAL 15-07P) - Makowka (Porch/deck)
78. 161 Westminster Ave. (Lancelotta – 15-11M) – Makowka – 10 Day COA (walls,driveway,steps)
79. 146 Pleasant St. (Haas – 15-13P) – Makowka – CONA (Steps, Landing)
80. 21 Westminster St. (Bernstein – 15-14M) – Makowka – CONA(Roof)
81. 15 Montague St. (Lipcon – DENIAL 15-15M) – Makowka (Windows)
82. 183 Pleasant St. (Barker – 15-16P) – Makowka - COA (A/C unit)
83. 20 Wellington St. (Mowbray- 15-18P) – Makowka – CONA (storm doors)
84. 20 Wellington Street (Mowbray – 15-19P) – Barry – COA (porch,stairs,railings)
85. 246 Pleasant Street (Eykamp – 15-20P) – Baldwin – COA (solar panels)
86. 14 Westmoreland Ave. (Leveille – 15-22M) – Barry - COA (porch,garage,retaining walls, kitchen remodel)
87. 13 Academy St. (Rosin – 15-23P) – Makowka - CONA (rear rotted elements)
88. 145 Pleasant St. (Colt – 15-24P) –Makowka - CONA (roof)
89. 50 Westmoreland Ave. (Campbell – 15-25M) – Makowka – COA (rear +ruins demolition)
90. 20 Wellington Street (Mowbray – 15-28P) – Barry – COA (rear porches)
91. 29 Academy Street (Benn – 15-29P) – Bush – COA (rear porch)
92. 20 Oak Knoll (Doob/Lawrence – 15-35P) – Cohen – COA (walkways/stairs)
93. 188 Pleasant St. (Carr – 15-36P) – Makowka – CONA (roof, facia, gutters)
94. 51 Westminster Ave. (Kostojohn – 15-43M) – Makowka – CONA (roof)
95. 78 Jason Street (Pacheco – 15-44J) – Makowka – CONA (porch stairs) - **DONE REMOVE**
96. 10 Montague Street (Silverman – 15-45M) – Makowka – CONA (windows)
97. 178 Westminster Ave. (Strauss/Reich – 15-46M) – Makowka – CONA (windows)
98. 155-157 Westminster Ave. (Moran – 15-47M) – Makowka – CONA (porch railings)
99. 160 Westminster Ave. (Jackson – 15-48M) – Makowka – CONA (roof)
100. 97 Westminster Ave. (Puttick – 15-49M) – Makowka – CONA (windows)
101. 74 Pleasant Street (St John's Episcopal – 15-51P) – Audin – COA (arcade wall/steeple)
102. 60 Pleasant Street (Jagoe – 15-53P) – Makowka – CONA (roof)
103. 178 Westminster Ave. (Strauss – 15-54M) – Cohen - COA (window)
104. 11 Wellington Street (Byrne/Wodlinger – 15-55P) – Lipp – COA (dormer)
105. 26 Jason Street (Angelakis – 15-56J) – Cohen – CONA (walkway/steps/landing)
106. 157 Westminster Ave. (Paul – 15-57M) – Makowka – CONA (insulation)

107. 28 Academy Street (Rehrig – 15-60P) – Barry– COA (porch)
108. 28 Academy Street (Rehrig – 15-61P) – Barry – COA (front door entrance)
109. 24 Jason Street (Johnson – 16-02J) – Nyberg – COA (chimney removal)
110. 30 Jason Street (Harris – 16-02J) – Makowka – CONA (solar panels)
111. 24 Jason Street (Johnson – 16-03J) – Nyberg – COA (porch windows)
112. 39 Westminster Ave. (Marsh – 16-04M) – Makowka – CONA (solar panels)
113. 14 Wellington Street (Shaw – 16-05P) – Makowka – CONA (window replacements)
114. 141 Westminster Ave. (Envov – 16-06M) – Makowka – CONA (replacement windows)
115. 20 Wellington Street (Mowbray – 16-07P) – Barry – CONA (brickwork)
116. 105 Pleasant Street (Erulkar – 16-08P) – Makowka – CONA (gutters,porch,risers,stairs)
117. 41 Crescent Hill Ave. (Mead/Healey – 16-09M) – Makowka – CONA (porch/
118. 16 Avon Place (Capodanno – 16-15A) – Makowka – COA (Attic Window/Skylights) **DONE REMOVE**
119. 9 Ravine Street (Smurzynski – 16-16J) – Makowka – CONA (walk & steps) - **DONE REMOVE**
120. 24 Jason Street (Johnson – 16-17J) – Makowka – CONA (chimney repair) - **DONE REMOVE**
121. 53 Academy Street (KrainesKaplan – 16-18P) – Makowka – CONA (Parking Pad Change) - **DONE REMOVE**
122. 59 Jason Street (Bouvier – 16-19J) –Cohen & Lipp for Nyberg – COA (New House Construction)
123. 12 Pelham Terrace (Berkowitz – 16-21P) – Makowka - CONA (roof)
124. 72 Crescent Hill Ave. (Lamont – 16-22M) – Makowka – CONA (roof)
125. 102 Crescent Hill Ave. (Rigby -16-23M) – Audin – COA (deck-doorway-railings)
126. 175 Pleasant Street (Migliazzo – 16-24P) – Barry – COA (garage addition)
127. 256 Pleasant Street (Smith – 16-25P) – Makowka – CONA (roof)
128. 11 Westminster Ave. (Sealine-Fitzgerald – 16-26M) – Makowka - CONA (fence)
129. 195 Pleasant Street (Avrahami-Hamel – 16-27P) – Makowka - CONA (vent)
130. 20 Maple Street (Kapatos – 16-28P) – Makowka - CONA (gutters and rear façade window) - **DONE REMOVE**
131. 24 Jason Street (Johnson – 16-29J) – Makowka - CONA (roof) - **DONE REMOVE**
132. 72 Crescent Hill Ave. (Lamont – 16-30M) – Makowka – CONA (chimney removal)
133. 139-141 Westminster Ave. (Entov – 16-31MD) – Makowka – DENIAL – DECK-RAILINGS
134. 742 Mass. Ave. (Jason Terrace LLC – 16-32J) – Makowka – COA (Stairs,Railing) - **DONE REMOVE**
135. 7 Jason Street (Arl. Historical Society – 16-33J) – Makowka – CONA (gutters)
136. 16 Avon Place (Sandstedt-Capodanno – 16-34A) – Barry – COA (addition)
137. 53 Academy Street (Miller – 16-35P) – Makowka – CONA (a/c compressor) - **DONE REMOVE**
138. 23 Jason Street (Leary-Hammerman – 16-36J) – Lipp – COA (addition)
139. 39 Russell Street (Donegan – 16-37R) – Makowka – CONA (wood trim)
140. 147 Lowell Street (Mandell-Edmonds – 16-38M) – Makowka – CONA (porch rail, posts)
141. 6 Russell Terrace (Meguerditchian – 16-39R) – Makowka – CONA (porch rail,stairs)
142. 151 Lowell Street (Labow-Wong – 16-40M) – Makowka – CONA (Rear Window)
143. 56 Jason St (Tanner – 16-41J) – Makowka – CONA (Window Repairs)
144. 135 Pleasant St (Plumley-Clouth – 16-42P) – Makowka - CONA (Window)
145. 59 Jason St (Bouvier – 16-43J) – Cohen & Lipp for Nyberg - COA (Deck)
146. 140 Pleasant St (Haas – 16-44P) – Makowka - CONA (Steps)
147. 141 Westminster Ave. (Estov – 16-45M) – Makowka - CONA (porch railings, posts, caps)
148. 146, 148, 150 Pleasant St (Condo Assoc – 16-46P) – Makowka – CONA (Balcony, deck)
149. 12 Russell St. (Caritas – 16-47R) – Makowka – CONA (Emergency Fire Escape, Siding, Soffits)
150. 39 Russell Street (Donegan – 16-48R) – Lipp – 10 Day COA (Fiberglass Gutters)

151. 28 Maple Street (Mahoney – 16-49P) – Barry – 10 Day COA (Fiberglass Gutters, Downspouts)
152. 21 Jason Street (Green – 16-50J) – Capodanno – 10 Day COA (Windows, Door)
153. 74 Pleasant St (St John's Episcopal – 16-51P) – Audin - 10 Day COA (Banner Hoisting System)
154. 20 Maple Street (Kapinos – 16-52P) – Makowka - 10 Day COA (Rear Porch, Deck)
155. 176 Pleasant St. (Seltzer – 16-53P) – Makowka - CONA (Door, Deck, Rail, Gutters)
156. 17 Russell Terrace (Ferland – 16-54R) – Makowka - CONA (Roof)
157. 20 Jason St. (Payne – 16-55J) – Makowka - CONA (Fence) - **DONE REMOVE**
158. 17 Russell St. (Makowka – 16-56R) – Lipp - COA (Driveway, Steps, Wall)
159. 253 Pleasant St. (Crewe – 16-57P) – Makowka - COA (Gutters, Fascia)
160. 20 Wellington St. (Mowbray – 16-58P) – Makowka - CONA (Gutters)
161. 53 Academy St. (Miller – 16-59P) – Makowka - CONA (Chimney, Sun Porch Roof Repairs) - **DONE REMOVE**
162. 53 Gray St. (Lubar – 16-60P) – Makowka - CONA (Roof)
163. 7 Pelham Terrace (O'Sullivan – 16-61P) – Makowka - CONA (Soffit, Roof, Window, Fascia, Bulhead)
164. 72 Jason Street (McNiff – 17-01J) – Makowka – CONA (Roof)
165. 53 Academy St. (Miller – 17-02P) – Barry – COA (Fence)
166. 74 Pleasant Street (Mahoney – 17-03P) – Makowka – CONA (Chimney)
167. 194 Westminster Ave. (Greene – 17-04M) – Cohen – COA (Windows)
168. 27 Jason St. (Worden 17-05J) – Makowka - CONA (Porch repairs) - **DONE REMOVE**
169. 5-7 Pelham Terrace (O'Sullivan – 17-06P) – Makowka – DENIAL (porch railing)
170. 15-15A Avon Place (Burke – 17-07A) – Makowka – COA (Renewal 12-10A-Porch/Vestibule, Windows-Door-Carriage House)
171. 15 Wellington Street (Cohen – 17-08P) – Makowka – CONA (Door/Porch)
172. 105 Pleasant St. (Anastos – 17-09P) – Makowka – CONA (Column Repairs)
173. 21 Montague Street (Sparks – 17-10M) – Makowka – CONA (Roof)
174. 15 Wellington St. (Cohen – 17-11P) – Makowka – COA (Fiberglass Gutters)
175. 7 Pelham Terrace (O'Sullivan – 17-12P) – Barry – COA (Windows-Porch Railing)
176. 75 Westminster Ave. (Dressler – 17-13M) – Makowka – COA DENIAL (Solar Panels)
177. 152 Pleasant St., #1 (Jean – 17-14P) – Makowka – COA (Exhaust Vent)
178. 35 Central St. (Budne – 17-15C) – Makowka – CONA (Fence-Porch Decks)
179. 10 Jason Street (Young – 17-16J) – Makowka – CONA (Rear Window)
180. 53 Academy Street (Miller – 17-17P) – Mkwowka – CONA (Fence-A/C Screening)
181. 110 Crescent Hill Ave. (Brooks – 17-18M) – Lipp – COA (solar panels)
182. 9 Ravine Street (Smurzynsik – 17-18J) – Makowka – CONA (Roof)
183. 11 Jason Street (English – 17-19J) – Cohen – COA (Porch-Windows-Chimney-Vent)
184. 17 Jason Street (Harrington – 17-20J) – Cohen – COA (Deck-Addition)
185. 20 Wellington Street (Mowbray – 17-21P) – Makowka – CONA (Windows)
186. 29 Academy Street (Benn – 17-22P) – Makowka – CONA (Porch)
187. 4 Westmoreland Ave. (Callaghan – 17-23M) – Makowka – CONA (Duck House)
188. 735 Mass. Ave. (High Rock Church – 17-24C) – Makowka – CONA (Steeple/Bricks) - **DONE REMOVE**
189. 27 Maple Street (Town of Arl – 17-25P) – Makowka – COA (Ramp)
190. 16 Central Street (Piechota – 17-26C) – Baldwin – COA (Stoops/Porch)
191. 187 Lowell Street (Grinnell – 17-27M) – Barry – COA (Garage)
192. 16 Central Street (Piechota – 17-28C) – Makowka – CONA (Garage Door)
193. 20 Jason Street (Payre – 17-29J) – Makowka - CONA (Storm Windows – a/c Compressor)
194. 393-395 Mass. Ave. (Barkan – 17-30B) – Makowka – CONA (Porch/Gutters)
195. 79 Crescent Hill Ave. (Diaz – 17-31M) – Makowka – CONA (Porch)
196. 45 Westmoreland Ave. (Rodger – 17-32M) – Makowka – COA (Fiberglass Gutters)
197. 39 Russell Street (Donegan – 17-33R) – Bush – COA (Door-Windows)

- 198.** 34 Jason Street (Swist – 17-34J) – Cohen – COA (Stairs)
- 199.** 82-84 Pleasant St. (Lane Hatfield Trust – 17-35P) – Makowka - COA (Fiberglass Gutters)
- 200.** 20 Jason St. (Payre – 17-36J) – Makowka – COA (A/C Compressors)
- 201.** 187 Pleasant Street (Fox – 17-37P) – Makowka – CONA (Fence)
- 202.** 183 Pleasant St. (Barker – 17-37P) – Makowka – COA (Fiberglass Gutters)
- 203.** 3 Westmoreland Ave. (Canty – 17-38M) – Makowka – CONA (Gutters)
- 204.** 274-276 Broadway (Galvin – 17-39B) – Maokwka – CONA (Siding Repair/Replacement)

Meeting Adjourned 11:30pm.